



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: AUGUST 13, 2012

AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **TRADE AUTOMOTIVE – ART GLYNN (12-28)** – The maximum size for a fence to project closer to the road than the existing building is 4 feet. A variance is needed for an existing 6' chain link fence. The variance will be a 2 foot difference in height located at 221 Walsh Avenue in a P Zone. (9-1-60)
2. **XCEL DEVELOPMENT – CHRIS KIRWAN (12-29)** – an existing house will need a variance for the front yard depth. The subdivision approval has a front yard depth of 35'. The existing depth is 25.9', a variance of 9.1' is required located at 43 Briarwood Lane in a R-3 Zone. (65-1-132)
3. **THOMAS & ZILLAH STACKLUM (12-30)** - A request for a variance for a proposed rear yard screened in porch is required. The required rear yard depth is 50'. With the screened porch there is only 45' to the rear property line. A variance of 5' is requested at 21 Birchwood Drive in a R-4 Zone. (39-5-11)
4. **DAMON RUTA (12-31)** – Such accessory buildings shall be set back 10 ft for any property line. The existing 8ft x 8ft shed is 7.5ft from the side property line. A variance of 2.5ft is required located at 108 Glendale Drive in a R-4 Zone. (25-4-5)
5. **DORETTA LUPINACCI (12-32)** – An existing vacant lot does not meet the minimum lot width of 175ft. A variance of 27.5ft is required to build a one family dwelling located at 315 Lake Road in a R-1 Zone. (57-1-98.1)

PUBLIC HEARINGS:

6. **MARK WICHER (12-27)** – A variance for a proposed attached rear pool deck which will need a variance of 25'. The required rear yard set back is 50'. Located at 19 Samantha Court in an R-4 Zone. (7-3-14.2)

FORMAL DECISIONS

CHATFIELD (12-12)
TRIPODO-ANNACOME (12-22)
HUDSON VALLEY SPCA (12-21)
MASON (12-25)
HARSCH (12-13)
BRUCE (SHEVIBE) (12-17)
McMILLAN (12-19)

EPSTEIN (12-20)
HAPPY INTERNET CAFÉ (12-15)
ELABBADI (12-23)
EVANGELISTA (12-26)
TARSIO (12-14)
MOSLEM (12-18)

(NEXT MEETING ~ AUGUST 27, 2012)